

149.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

630,500 /

630,500

USE VALUE:

630,500 /

630,500

ASSESSED:

630,500 /

630,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		QUINCY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O SHAUGHNESSY PAULA K	
Owner 2:		
Owner 3:		

Street 1:	82 QUINCY ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	LEWIS ELIZABETH B -
Owner 2:	-

Street 1:	106 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 4,206 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4206		Sq. Ft.	Site		0	70.	1.30	8									382,325						382,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	4206.000	244,400	3,800	382,300	630,500			97923
Total Card	0.097	244,400	3,800	382,300	630,500	Entered Lot Size		
Total Parcel	0.097	244,400	3,800	382,300	630,500	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	574.23	/Parcel:	574.2	Land Unit Type:	

PREVIOUS ASSESSMENT										Parcel ID	149.0-0002-0011.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	244,500	3800	4,206.	382,300	630,600	630,600	Year End Roll			12/18/2019
2019	101	FV	212,800	3800	4,206.	382,300	598,900	598,900	Year End Roll			1/3/2019
2018	101	FV	211,800	3800	4,206.	338,600	554,200	554,200	Year End Roll			12/20/2017
2017	101	FV	211,800	3800	4,206.	284,000	499,600	499,600	Year End Roll			1/3/2017
2016	101	FV	211,800	3800	4,206.	284,000	499,600	499,600	Year End			1/4/2016
2015	101	FV	200,400	3800	4,206.	245,800	450,000	450,000	Year End Roll			12/11/2014
2014	101	FV	200,400	3800	4,206.	237,600	441,800	441,800	Year End Roll			12/16/2013
2013	101	FV	200,400	3800	4,206.	226,100	430,300	430,300				12/13/2012

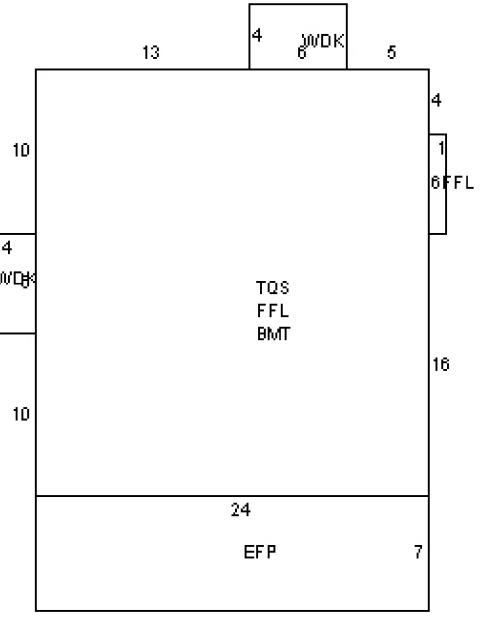
SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
O SHAUGHNESSY	50961-577		3/31/2008	Family		1	No	No							
TIRRELL FREDERI	24089-538		12/27/1993		166,000	No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
10/27/2003	943	Redo Kit	20,000	C		G6	GR FY06	DEMO KIT & REMODEL		6/27/2018	MEAS&NOTICE	HS	Hanne S		
										3/16/2009	Inspected	345	PATRIOT		
										8/8/2005	Inspected	BR	B Rossignol		
										1/3/2000	Inspected	276	PATRIOT		
										11/18/1999	Measured	268	PATRIOT		
										11/1/1991		PM	Peter M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



Prior Id # 1:	97923
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:46:14
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	SCUTTLE OF=BMT SINK.																																																																																																																				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																																																																					
			%	1/2 Bath:	Rating:	A HBth:	Rating:																																																																																																																					
				OthrFix: 1	Rating: Fair																																																																																																																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																																																																																																																				
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:		Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1																																																																																																																				
Alt LUC:		Alt %:		Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																								
Jurisdct: G6		Fact: .						Other																																																																																																																				
Const Mod:								Upper																																																																																																																				
Lump Sum Adj:								Lvl 2																																																																																																																				
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 1																																																																																																																				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Lower																																																																																																																				
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB																																																																																																																
DEPRECIATION				REMODELING				RES BREAKDOWN								SKETCH																																																																																																												
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																																
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Special:	%	Interior:	1	6	3																																																																																																																	
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%	Total: 18.6 %		Additions:																																																																																																																				
Bsmnt Gar:								Kitchen:	2003																																																																																																																			
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S						Baths:																																																																																																																				
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1						Plumbing:																																																																																																																				
% Heated: 100	% AC:							Electric:																																																																																																																				
Solar HW: NO	Central Vac: NO							Heating:																																																																																																																				
% Com Wall	% Sprinkled:							General:																																																																																																																				
CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN								SKETCH																																																																																																												
Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.98000199	Adj \$ / SQ: 171.990	Other Features: 71300	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																
LUC Factor: 1.00	Adj Total: 300245	Depreciation: 55846	Depreciated Total: 244399	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																						
Juris. Factor: 1.00	Before Depr: 171.99	Special Features: 0	Final Total: 244400			Val/Su Net: 126.11	Val/Su SzAd: 222.59																																																																																																																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																
SPEC FEATURES/YARD ITEMS				PARCEL ID 149.0-0002-0011.0												SKETCH																																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																											
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400		3,400																																																																																																											
19	Patio	D	Y	1	126	A	AV	1975	5.23	T	35.2	101			400		400																																																																																																											
More: N	Total Yard Items:	3,800		Total Special Features:			Total:	3,800																																																																																																																				
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMs: 6 BRs: 3 Baths: 1 HB</p> <p>Exterior: Interior: Additions: Kitchen: 2003 Baths: Plumbing: Electric: Heating: General: Totals 1 6 3</p> <p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th></tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>630</td><td>171.990</td><td>108,354</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>BMT</td><td>Basement</td><td>624</td><td>51.600</td><td>32,197</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>TQS</td><td>3/4 Story</td><td>468</td><td>171.990</td><td>80,491</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>168</td><td>42.560</td><td>7,150</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>WDK</td><td>Deck</td><td>48</td><td>15.680</td><td>753</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="4">Net Sketched Area: 1,938 Total: 228,945</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Size Ad</td><td>1098</td><td>Gross Are</td><td>2094</td><td>FinArea</td><td>1098</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <p>SUB AREA DETAIL</p> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p> 																								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	630	171.990	108,354							BMT	Basement	624	51.600	32,197							TQS	3/4 Story	468	171.990	80,491							EFP	Enclos Porch	168	42.560	7,150							WDK	Deck	48	15.680	753							Net Sketched Area: 1,938 Total: 228,945											Size Ad	1098	Gross Are	2094	FinArea	1098																		
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